

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of November 5, 2012

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Kayser, Duax, Weld, Hibbard, Larson, Pearson, Strobel, Mdms. Mitchell and Ebert

Staff Present: Messrs. Tufte, Reiter, Genskow, Amundson

The meeting was chaired by Mr. Kayser.

1. **REZONING (Z-1510-12) – CBD and P-Public to CBDP, The Confluence Project**

Ayres Associates has requested to rezone property located on the west side of Barstow Street, north of the Eau Claire Street, extending west and south to the west side of Graham Avenue, north of Gibson Street, from CBD and P-Public to CBDP and to adopt the General Development Plan for The Confluence Project. The project includes a Fine Arts Center with three theaters and total seating for 1,900, a residential dormitory with 117 dwelling units (375 total beds), retail space of 27,100 square feet, and underground parking with 196 spaces, a public plaza and riverfront trails. Mr. Tufte reported how this plan conforms to the Comprehensive Plan's Downtown Chapter which identifies the site as a potential redevelopment area with a major public facility and trails along the rivers. The proposed project also conforms to the Waterways Plan and has been recommended by the Waterways and Parks Commission with three conditions which have been incorporated into the Plan Commission report. The site also includes several properties which are part of a National Register District and one of the properties is an individual National Register property. The others are contributing properties. Mr. Tufte also reviewed the proposed available parking and the code requirements for parking. Staff recommended 16 conditions which are attached to the report.

Disa Wahlstrand, Ayres Associates, addressed the 16 conditions and stated that the applicants can incorporate these conditions, as well as those of the Waterways and Parks Commission and the Landmarks Commission.

Ken Voight, Ayres Associates, addressed the proposed parking study. He commented on the current available parking in the downtown and the need to consider the shared uses within the downtown area.

Rudy Pereira, CEO of Royal Credit Union, stated that they are no longer considering the construction of a second structure at Phoenix Park.

Stuart Schaefer, Commonweal Development, spoke in support. He stated that in the short term the available parking in the downtown should be adequate to handle the demand of the residential units and the commercial demands from the arts center. He did state that they have already made 25 public presentations on the proposal and are always welcoming public input of ideas for the project.

Mike Rindo, Associate Chancellor, UW-EC, stated that the University did a recent housing study for campus students and found that they are over capacity at the university dormitories and the potential demand is for 4,700 students to live in dormitories.

Sean Hartnett, 330 Gilbert Avenue, stated that this location was the most valuable piece of property within the downtown and proposed a fan-shaped building at the confluence. He felt there was too much open space already in downtown.

Patrick Kurtenbach, 1705 Park Avenue, stated that public input is important and commented on the procedures needed to proceed in order to get permission to demolish properties within the National Register District.

Mr. Larson moved to recommend approval of the rezoning and the General Development Plan for The Confluence Project with the conditions listed in the staff report. Ms. Mitchell seconded and commented on the report to the Landmarks Commission and the physical condition of the buildings within the district. Mr. Strobel proposed additional conditions on the structural conditions of the register buildings and that motion was defeated. Mr. Kayser called for the original motion which passed. Commissioners Hibbard and Strobel voted no.

2. **REZONING (Z-1512-12) – TR-1A to R-1, Grover Road**
and
PRELIMINARY PLAT (P-3-12) –Grover Woods

North South LLC has requested to rezone property at 512 Grover Road from TR-1A to R-1 and to approve the preliminary plat for Grover Woods. The Comprehensive Plan identifies the site as being appropriate for low-density residential development. The surrounding area is zoned and developed with single-family homes. The plat creates seven lots for single-family development. There are two existing homes on two lots that are maintained with the development.

Dan Marx, owner of the property, appeared in support. No one appeared in opposition.

Mr. Pearson moved to recommend approval with the conditions listed in the staff report on the preliminary plat. Mr. Duax seconded and the motion carried.

3. **REZONING (Z-1513-12) – R-1 to R-2, Corner of White Oak Lane and West Ridge Drive**

Mary Campbell has submitted a request to rezone property at the southeast corner of White Oak Lane and West Ridge Drive from R-1 to R-2 for duplex development. The proposed rezoning would allow two duplexes to be built on the two existing lots. The Comprehensive Plan identifies the site as being appropriate for low-density residential, with moderate-density residential development across the street. There are mostly duplexes across the street to the north, and the abutting lots to the south are zoned R-1, and new single-family homes are abutting and across the street. Mr. Tufte noted that a letter was sent in opposition.

Mary Campbell, 3537 Lever Street, and owner, spoke in support. No one appeared in opposition.

Ms. Mitchell moved to recommend the rezoning but stated that she would vote against the request finding no compelling reason to rezone the two parcels. Mr. Weld seconded and the motion failed unanimously.

4. **REZONING (Z-1514-12) – I-2 to I-2P, Indianhead Foodservice Expansion**

Ayres Associates has submitted a request to rezone property at 313 Hastings Place and extending east along the north side of Galloway Street from I-2 to I-2P, and to adopt the General Development Plan for Indianhead Foodservice expansion and reduced street setbacks. The plan shows future building additions for the business at the site and all the additions shown are permitted with the present I-2 zoning except for the reduced setbacks. The development plan proposes a 10' building setback for the 2015 future expansion along Galloway Street and a 0" building setback for the 2020 freezer expansion along Hastings Place. The required setback in both cases is 20'. Mr. Tuft reported that the staff is concerned with the 0' setback for the 2020 freezer addition from Hastings Place and recommends a 10' setback be provided with landscaping that would taper to a greater setback as the building extends to the north.

Disa Wahlstrand, Ayres Associates, spoke in favor for the rezoning and stated that the applicant would like to explore the option from the City Traffic Engineer of moving the street intersection to the west to allow for the structure and still provide the 10' separation from the sidewalk.

Mr. Hibbard moved to recommend approval of the rezoning with the General Development Plan with the conditions listed in the staff report. He stated that he was concerned with future traffic on this street with the possible relocation of the YMCA to the east. He felt the issue may need to be studied sometime in the future when the building is to be actually built. Ms. Mitchell seconded and the motion carried.

5. **ANNEXATION (12-4A) – CVTC Property, Folsom Street**

The Chippewa Valley Technical College has petitioned for the annexation of .38 acres of land from the Town of Union to the City of Eau Claire which will become part of a future street. The property measures 33' by 495' and it will be combined with another equal strip of land to the west to create a public street. This will provide access to the CVTC property as well as the residential project to the west.

No one appeared in opposition.

Mr. Strobel moved to recommend approval. Mr. Duax seconded and the motion carried.

6. **LAND TRANSFER AGREEMENT – City of Eau Claire and YMCA**

The Eau Claire YMCA has submitted a request to the City to consider a land swap of property involving the YMCA's property located at the northwest corner of Menomonie Street and Carson Park Drive, and a portion of a City-owned property located southeast of Galloway Street and River Prairie Drive. Both properties abut waterway, therefore requiring a recommendation from the Waterways and Parks Commission. The developable areas of both sites are comparable in size. Mr. Van Es pointed out that this is their second choice, but due to some public opposition they would consider their second choice for the location.

Mike Carlson, Vice President of the YMCA Board of Directors, spoke in support. He stated that this is the next best option after the location on Menomonie Street.

Mr. Strobel moved to recommend the land transfer agreement. Mr. Pearson seconded and the motion carried. Ms. Mitchell voted no.

7. **EASEMENT** – **Fulton Street**

Mr. Genskow presented a request from Grace Lutheran Foundation to grant a drainage easement across City-owned land. The proposed easement will allow the owner to extend a private storm sewer to resolve on-site drainage issue. The City property is former railroad right-of-way.

Ms. Ebert moved to recommend approval of the easement. Ms. Mitchell seconded and the motion carried. Mr. Strobel voted no.

8. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None

B. Future Agenda Items

Ms. Mitchell requested an item be placed on a future Plan Commission meeting concerning “granny flats” as reported in the Planning magazine.

Mr. Duax wanted it noted in the minutes that the time limit for use of Conditional Use Permit CZ-1116 for a transfer loading facility at 4404 Anderson Drive has expired.

9. **MINUTES**

The minutes of the meeting of October 15, 2012, were approved.

Tom Pearson
Secretary